

LANDSCAPE MAINTENANCE NOTES

THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS OF THE CONTRACT DURING THE PROGRESS OF THE WORKS. THE CONTRACTOR SHALL COMMENCE AND FULLY IMPLEMENT THE SHORT-TERM MAINTENANCE AND ESTABLISHMENT AFTER PRACTICAL COMPLETION HAS BEEN CONFIRMED.

SITE CONTROL: REPORT TO THE PRINCIPAL'S DESIGNATED REPRESENTATIVE ON ARRIVING AT AND BEFORE LEAVING THE SITE. PLANT ESTABLISHMENT PERIOD: THE PERIOD BETWEEN THE DATE OF PRACTICAL COMPLETION AND THE DATE OF FINAL

MAINTENANCE/ ESTABLISHMENT PERIOD: 12 MONTHS.

PLANT ESTABLISHMENT: MAINTAIN THE CONTRACT AREA DURING THE PLANT ESTABLISHMENT PERIOD. ENSURE THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT DATE OF PRACTICAL COMPLETION IS MAINTAINED FOR THE FULL PLANTING ESTABLISHMENT PERIOD.

EXISTING PLANT MATERIAL: MAINTAIN EXISTING PLANTING WITHIN THE LANDSCAPE CONTRACT AREA AS SPECIFIED FOR NEW

REPLACEMENTS: REPLACE FAILED, DEAD AND/OR DAMAGED PLANTS AT MINIMUM 3 WEEK INTERVALS AS NECESSARY THROUGHOUT THE FULL PLANT ESTABLISHMENT PERIOD.

REPORTING: SUBMIT REGULAR REPORTS BY THE LAST FRIDAY OF EACH MONTH SUMMARISING THE GENERAL STATUS OF WORKS. INCLUDE A MAINTENANCE SCHEDULE, A LOG BOOK OF MAINTENANCE ACTIVITY, SOIL TEST RESULTS AS REQUIRED FOR ANY FERTILISING PROGRAMS, AND PLANT REPLACEMENT REQUIREMENTS.

WATER RESTRICTIONS: COORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST RELEVANT GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME.

STAKES AND TIES: REMOVE AT THE END OF THE PLANTING ESTABLISHMENT PERIOD.

TEMPORARY FENCES: REMOVE TEMPORARY PROTECTIVE FENCES AT THE END OF THE PLANTING ESTABLISHMENT PERIOD. COMPLIANCE: PLANT ESTABLISHMENT SHALL BE DEEMED COMPLETE, SUBJECT TO THE FOLLOWING:

* REPAIRS TO PLANTING MEDIA COMPLETED.

* PESTS, DISEASE, OR NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT. * MULCHED SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY

CONDITION AND TO THE SPECIFIED DEPTH. * VEGETATION IS ESTABLISHED AND WELL FORMED.

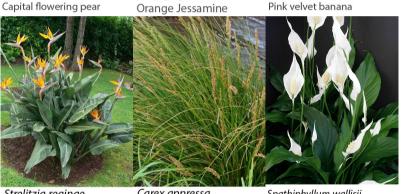
* PLANTS HAVE HEALTHY ROOT SYSTEMS.

* VEGETATION IS NOT RESTRICTING ESSENTIAL SIGHT LINES AND SIGNAGE. * COLLECTION AND REMOVAL OF LITTER COMPLETED.

* REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS COMPLETED. * ALL DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT.



Pyrus calleryana capital







Lady Palm

IRRIGATION GENERAL

SECTION C: LANDSCAPE MAINTENANCE SPECIFICATION 1.0 SCOPE ne 52 week Planting EstablishmentPeriod commences at the date of registration of the he contractor is to also allow for maintenance from the date of Practical Completion to the start date of the 52 week Planting EstablishmentPeriod. The allowanceshall be for a weekly rate which will then be implemented until the formal maintenance period commences.

1.2 PROGRAM

Furnish a proposed planting maintenance program with the tender.

1.3 MAINTENANCE LOGBOOK Contractor to keep a maintenance record of works carried out on a monthly basis. Log should include but not limited to: - Activities carried out during each attendance; Irregularities encountered and actions taken; ntenance payments will be evaluated on submission of monthly logbooks. 1.4 RECURRENT WORKS
Throughout the Planting EstablishmentPeriod, continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish

removal, fertilising, pest and disease control, staking and tying, replanting, cultivating, pruning and keeping the site neat and tidy. All rubbish related to landscape works shall be removed by the landscape contractor before it is allowed to accumulate.

1.5 PLANTING ommence recurrent planting maintenance works at the completion of planting. Ensure the tock arriving on site is protected and maintained for healthy growth. tinue to replace failed, damaged or stolen plants for the extent of the Planting

1.7 MULCHED SURFACES Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.

1.8 GRASSED AREAS 1.9 STAKES AND TIES

Adjust or replace as required. Remove those not required at the end of the Planting EstablishmentPeriod. 1.10 WATERING/ IRRIGATION

n irrigation system is to be installed to all mass planted beds and new tree planting, onntected to a pump and the rainwater tank /OSD tank. Install one tap near the front oundary (Wurrook Circuit) and one tap on the rear (eastern) boundary. This system shall be perpetuity of the development. All irrigation works shall be performed by a licensed irrigation tractor. Materials to be used are to be submitted to the site superintendent for approva he contractor shall provide design drawings and material specifications/samplesprior to ommencingwork. All works are to be conducted to all current and relevant Australian

irrigation system with other services throughout the site. Recommended flow rates: The ystem shall be set up on a trial basis and them adjusted to suit the local requirements and visits within the establishmentperiod to ensure satisfactory performance of the system an adjust the watering periods as required. A minimum even coverage of 25mm of water per

week is recommended.

2.0 REPORTS

2.1 LANDSCAPE MAINTENANCE REPORT

'Landscape Maintenance Reports' shall be submitted to the Principle Certifying Authority by the contractor verifying that satisfactory maintenance of the landscapeworks has been undertaken and that any necessary rectification measures have been carried out to a high sional standard. This documentation is to be submitted through the plant esta

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GENERAL NOTES

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684, All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out

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LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASOL)	CHECK	HAND WEED REMOVAL	PRUNING	WEED SPARAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	М	М	W	F	М	D	W
JAN	W	М	М	W	F	М	D	W
FEB	W	М	М	W	F	М	D	W
MAR	F	М	М	F	М	М	D	W
APR	F	N/A	М	F	М	М	D	W
MAY	F	N/A	М	М	М	М	D	W
JUNE	М	N/A	М	М	N/A	N/A	2ND D	W
JULY	М	N/A	М	М	N/A	N/A	2ND D	W
AUG	M	N/A	М	M	N/A	N/A	2ND D	W
SEP	М	М	М	М	N/A	N/A	2ND D	W
ОСТ	F	F	М	F	М	М	D	W
NOV	F	F	М	F	М	М	D	W

PLAZA PAVING TERRACE PAVING PODIUM GARDENS DEEP SOIL GARDENS S SELECTED DECKING BOUNDARY TREES TO BE REMOVED

IRRIGATION TAP KEY

The private open space of each dwelling must be provided with one tap with a removable water key, connected to a pump and the rainwater tank/OSD tank.

ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees					, and the second	
CAna	1	Tuckeroo	Cupaniopsis anacardioides	45L	10 - 15m	3.5 - 6m
PCall-c	18	Capital Flowering Pear	Pyrus calleryana 'Capital'	45L	10 - 15m	2.0 - 3.5m
Shrubs						
Mur-pan	50	Orange Jessamine	Murraya paniculata	200mm	1.5 - 3m	3.5 - 6m
M-Val	105	Piink Velvet Banana	Musa velutina	300mm	1.5-4m	1.5-4m
Phi-con	162		Philodendron 'Congo'	200mm	0.9 - 1.5m	0.9 - 1.2m
Phi-xan	95	Winterborn Philodendron	Philodendron 'Xanadu'	200mm	0.9 - 1.5m	0.9 - 1.2m
Rap-ind-op	362	Indian Hawthorn	Raphiolepis indica 'oriental pearl'	200mm	0.45 - 0.6m	1.2 - 2.0m
rap-exc	66	Lady Palm	Raphis excelsa	300mm	3 - 5m	2.0 - 3.5m
Str-reg	14	Bird Of Paradise	Strelitzia reginae	200mm	0.9 - 1.5m	0.9 - 1.2m
Ground Covers						
Myo-par	46	Carpet Spreading Myoporum	Myoporum parvifolium	150mm	0.45 - 0.6m	0.3m
Nep-exa	229	Sword Fern	Nephrolepis exaltata	150mm	0.9 - 1.5m	0.9 - 1.2m
Grasses						
cag-ap	46	Tall Sedge	Carex appressa	150mm	0.8m	1m
Dia-cae	1096	Paroo Lily, Blue Flax-lily	Dianella caerulea	150mm	0.6 - 0.75m	0.6 - 0.9m
Pe-ad'Rub	92	Purple Fountain Grass	Pennisetum advena 'Rubrum'	150mm	0.5 -1.5m	0.5 - 1m
Pen-alo-naf	128	Purple Fountain Grass	Pennisetum alopercuroides 'Nafray'	150mm	0.6 - 0.75m	0.3 - 0.6m
Pho-ms	72	Maori Sunrise New Zealand Flax	Phormium 'Maori Sunrise'	150mm	0.75 - 0.9m	0.6 - 0.9m
Spa-sp	675	Peace Lily	Spathiphyllum wallisii	150mm	0.45 - 0.6m	0.3 - 0.6m
Total	3257					

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Feature Bench seat Fixed with Planter Box

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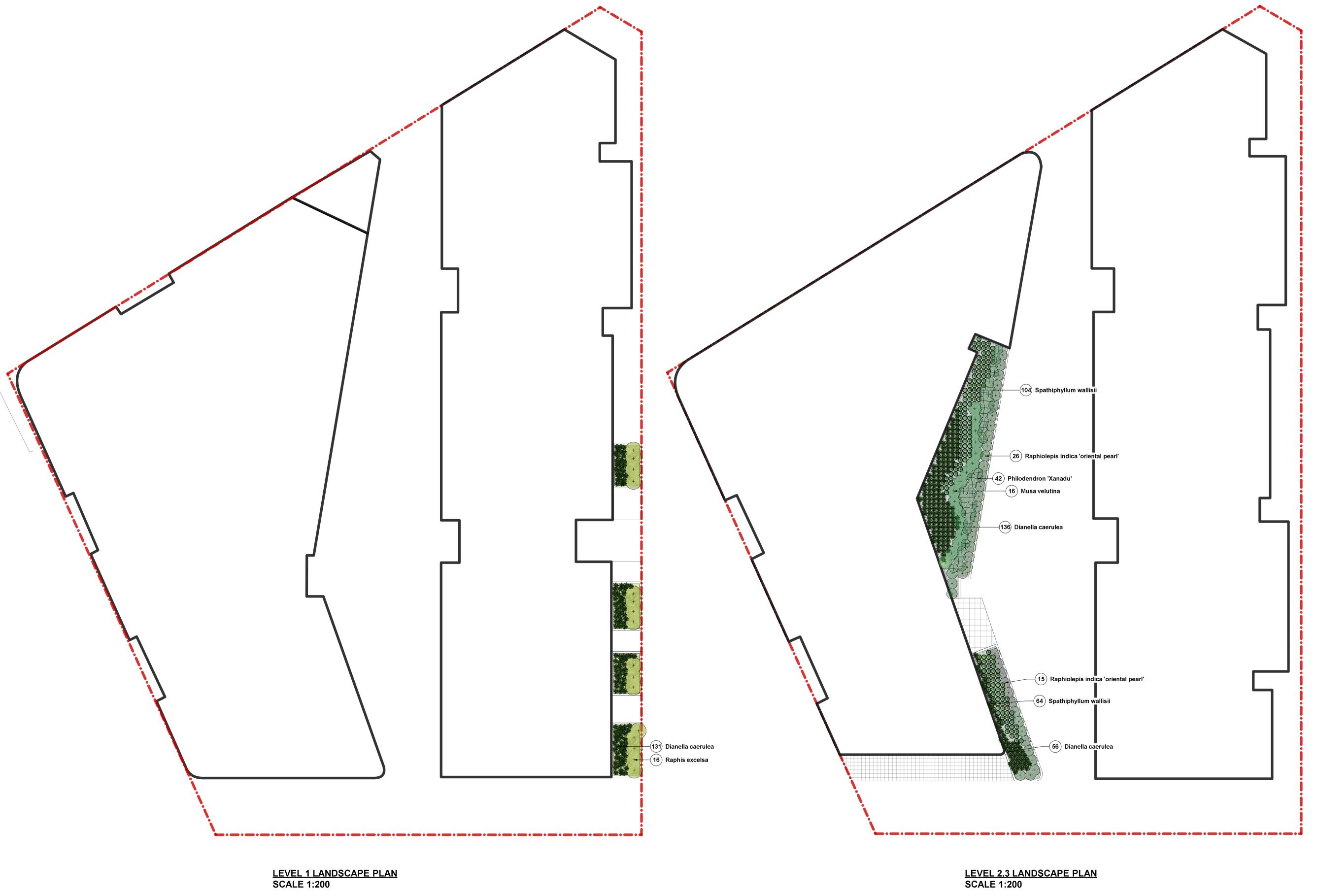
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Drawing Title Ground Floor Landscape Concept Plan

Drawing No. **1015** Client

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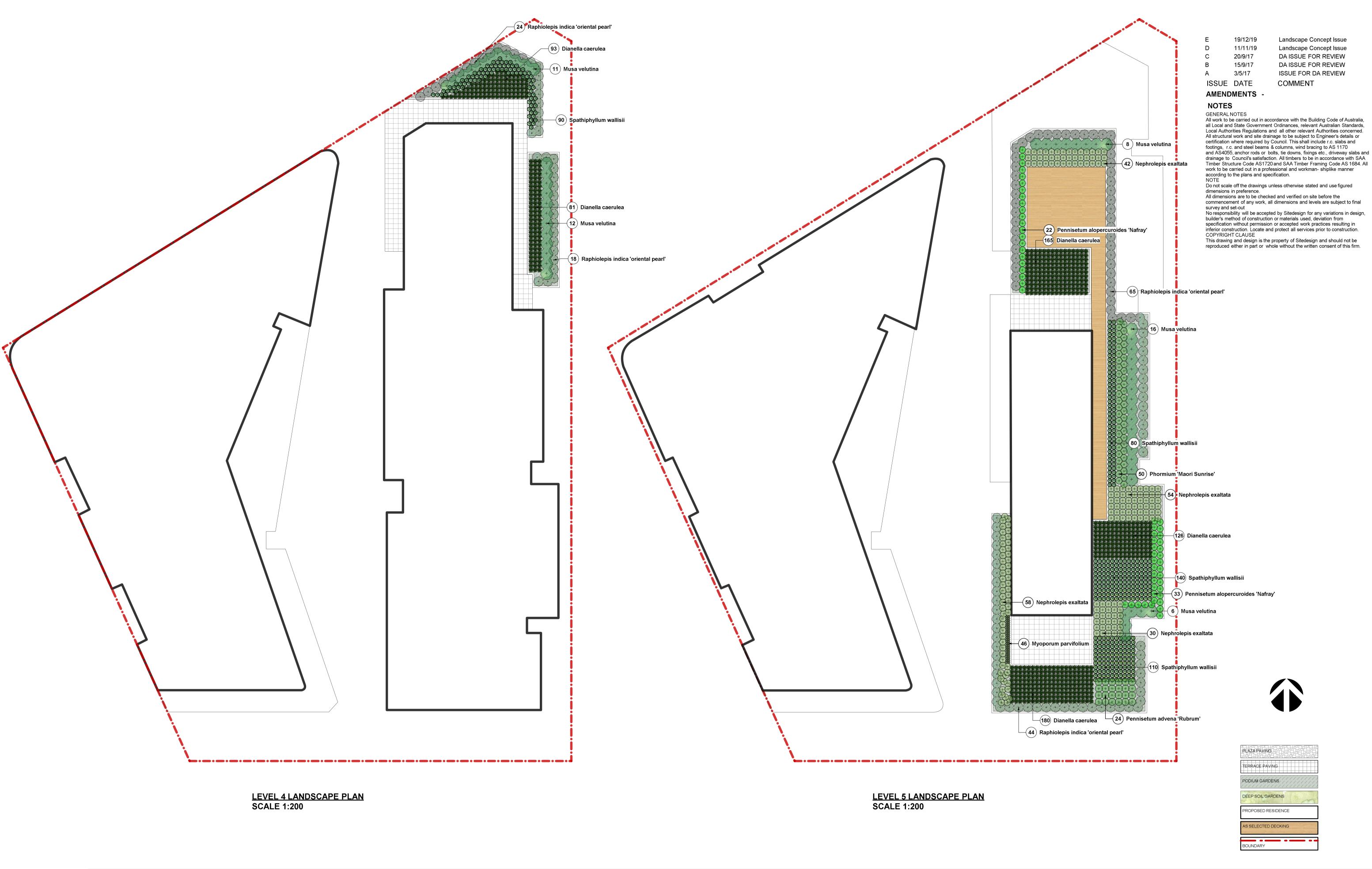
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BEXLEY NORTH HOTEL

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